

BOROUGH OF FAR HILLS

Planning Board Regular Meeting

AGENDA

February 7, 2022, 7 p.m.

VIA REMOTE MEETING ACCESS ONLY

Join Zoom Meeting

<https://us02web.zoom.us/j/84698413473?pwd=Unl4eWJ4QkVaRzByS0M4cWZUQUUxdz09>

Meeting ID: 846 9841 3473

Passcode: 415693

One tap mobile

+13017158592,,84698413473#,,,,*415693# US (Washington DC)

+13126266799,,84698413473#,,,,*415693# US (Chicago)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 846 9841 3473

Passcode: 415693

Find your local number: <https://us02web.zoom.us/j/84698413473?pwd=Unl4eWJ4QkVaRzByS0M4cWZUQUUxdz09>

CALL TO ORDER, FLAG SALUTE & ROLL CALL

OPEN PUBLIC MEETING STATEMENT

Adequate Notice of this meeting was posted on the bulletin board in the Borough Hall, was sent to the newspapers of record and was furnished to persons requesting same as required by law and paid the appropriate fees, in compliance with the law.

Adequate and Electronic Notice in accordance with the Municipal Land Use Law and with present Emergency Declarations, state regulations, and NJDCA guidance, has been given for this virtual meeting, which will be electronically recorded. The Remote Meetings platform permits the Board to mute the audio of members of the public and for members of the public to mute themselves. Any person giving testimony in connection with a public hearing must do so under oath and must be present at the virtual meeting by both audio and video.

BILL LIST

- February 7, 2022

MINUTES

- December 6, 2021 Regular Meeting
- January 3, 2022 Re-organization Meeting

PUBLIC COMMENT— *The Planning Board welcomes comments from any member of the public. Public comment is welcome for any topic not related to an application or other matter which is the subject of a public hearing. To help facilitate an orderly meeting and to permit the opportunity for anyone who wishes to be heard, speakers shall limit their comments to 5 minutes.*

APPLICATION/PUBLIC HEARING

- Appl. No. PB2021-07
Pulte Homes of NJ, Limited Partnership/Residences at Overleigh
Block 5, Lot 4
220 Route 202
Prel./Final Subdivision and Site Plan and Variance
Time for Decision Deadline – 2/7/22

Click link to view application material:

<https://www.dropbox.com/sh/mjy9u6122qt1j54/AAADdtZeuKL4edE45bXB5OUG4a?dl=0>

RESOLUTIONS

- **Resolution No. 2022-10** – Pulte Homes of NJ, Limited Partnership/Residences at Overleigh, Block 5, Lot 4
Those eligible: Mayor Vallone, Councilwoman Tweedie, Vice Chairman Rinzler, Mr. Lewis, Ms. Layton, Mr. Koury, Ms. Humbert and Chairman Rochat
- **Resolution No. 2022-11** – Jebara – 199 Lake Road, Block 6, Lot 38
Those eligible: Mayor Vallone, Vice Chairman Rinzler, Mr. Lewis, Ms. Layton, Mr. Lawlor, Mr. Koury, Ms. Humbert and Chairman Rochat
- **Resolution No. 2022-12** – Law Office of Karen M. Spano, LLC – 43 Route 202, Suite 201, Block 15, Lot 4
Those eligible: Mayor Vallone, Councilwoman Tweedie, Vice Chairman Rinzler, Mr. Lewis, Mr. Lawlor, Ms. Layton, Mr. Koury, and Chairman Rochat
- **Resolution No. 2022-13** – DeFilippo and DeFilippo, LLC – 43 Route 202, Suite 100, Block 15, Lot 4
Those eligible: Mayor Vallone, Councilwoman Tweedie, Vice Chairman Rinzler, Mr. Lewis, Mr. Lawlor, Ms. Layton, Mr. Koury, and Chairman Rochat

COMPLETENESS DETERMINATION

- Appl. No. PB2021-20
Chateau De Fleur, LLC
Block 4, Lot 7
66 Lake Road
Height Variance
Click link to view application material:
<https://www.dropbox.com/sh/w2zmopxe9z2ubte/AACbcttWVpAj3XSloEaO334qa?dl=0>

APPLICATIONS/PUBLIC HEARINGS

- Appl. No. PB2020-04
Lakehaus, LLC
Block 4, Lot 5
100 Lake Road
Use and Bulk Variances for Ground Mounted Solar
Time for Decision Deadline – 2/28/22
Click link to view application material:
<https://www.dropbox.com/sh/w2zmopxe9z2ubte/AACbcttWVpAj3XSloEaO334qa?dl=0>
- Appl. No. PB2021-18
Mahoney
Block 5, Lot 6.03
5 Fox Hunt Court
Use Variance

Click link to view application material:

<https://www.dropbox.com/sh/g2qtb87nv1yipvm/AACQO-RGmckEEc2jRxgwBp3ta?dl=0>

- Appl. No. PB2022-01
Spacious Skies Campgrounds, LLC
Block 15, Lot 1.01
49 Route 202, Suite 10
Change of Use/Occupancy/Site Plan Waiver
Click link to view application material:
<https://www.dropbox.com/s/euy4wqdijsftg9v/20220201164821475.pdf?dl=0>

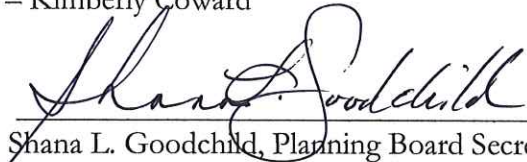
CORRESPONDENCE

1. A letter dated January 14, 2022 from Ferriero Engineering re: Chateau De Fleur, Block 4, Lot 7, 66 Lake Road.
2. A letter dated January 27, 2022 from Lea Sura, Ameritech Engineering, Inc. re: Chateau De Fleur, Block 4, Lot 7, 66 Lake Road.
3. A letter dated February 2, 2022 from Ferriero Engineering re: Mahoney, Block 5, Lot 6.03, 5 Fox Hunt Court.

ZONING UPDATE

- Zoning memo dated January 31, 2022 – Kimberly Coward

ADJOURNMENT


Shana L. Goodchild, Planning Board Secretary

During the period of the COVID-19 pandemic, if you are unable to view the application material through the links provided above, please email sgoodchild@farbillsnj.org to arrange to receive them via e-mail or view them by appointment.

- *Attendees are admitted to meetings via the Zoom waiting room and microphones are muted until enabled by the host. Members of the public may participate in meetings at certain designated times as announced by the Board Chair. During public hearings members of the public will be allowed to address applicants and their experts, ask questions and/or make comments as appropriate once recognized to do so. Attendees may request to be heard by 'raising a hand', either physically or virtually. Phone-in attendees can also 'raise a hand' by using *9 on their phone. Disruptive or inappropriate behavior by any meeting attendee may result in the audio and/or video muting of that attendee and/or their removal from the virtual online meeting room. Once you have finished speaking your audio will be muted once again.*

TIPS: Controls appear at the bottom of the Zoom window. Open MEETING PARTICIPANTS. You can use these controls to 'raise a hand' in order to be unmuted by the host.